



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**JUNE 28, 2006**  
**5:00 P.M.**

**ROLL CALL**  
**ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**

1. June 14, 2006 (including Study Session)  
**ITEM 1: APPROVED 7-0; MOTION BY SCHWARTZ, 2<sup>ND</sup> BY BARNETT**

**INITIATION**

2. Temporary Fencing Text Amendment (467-PA-2006) request to initiate a text amendment to Article VII, Section(s) 7.700, currently reserved, of the City of Scottsdale Zoning Ordinance (455) to protect the cities aesthetic quality through the use of temporary fencing with screening mechanisms for construction sites, vacant buildings, and vacant land. **Staff/Applicant contact person is Dan Symer, 480-312-4218.**

**ITEM 2: APPROVED 7-0; MOTION BY BARNETT, 2<sup>ND</sup> BY SCHWARTZ**

**CONTINUANCES**

3. 3. 46-ZN-1990#17 (Grayhawk Parcel 2n Rezoning) request by owner to rezone from Resort/Townhouse Residential District, Planned Community District (R-4R PCD) to Central Business District, Planned Community District (C-2 PCD) with amended development standards and to amend the existing development agreement on 34.9 +/- acres located at 8680 E. Thompson Peak Parkway. Staff contact person is Don Hadder, 480-312-2352. **Applicant contact person is Roger Tornow, 480-607-5090. Applicant is requesting a continuance to August 23, 2006.**

**ITEM 3: APPROVED 7-0; MOTION BY SCHWARTZ, 2<sup>ND</sup> BY STEINKE**

**EXPEDITED AGENDA**

4. 25-ZN-2005 (Earll Drive Condominiums) request by owner to rezone from Highway Commercial Downtown Overlay (C-3 D0) to Downtown/Office Residential Type 2 Downtown Overlay (D/OR2 DO) on a 2.56 +/- acre parcel located at 7320 E. Earll Drive. Staff contact person is Kim Chafin, AICP, 480-312-7734. **Applicant contact person is Lou Jekel, 480-948-7060.**

**ITEM 4: PULLED TO REGULAR AGENDA; 1<sup>ST</sup> MOTION TO CONTINUE-FAILS 2-5, MOTION BY SCHWARTZ, 2<sup>ND</sup> STEINKE, DISSENTING MEMBERS-HEITEL, STEINBERG, O'NEILL, HESS & BARNETT. 2<sup>ND</sup> MOTION TO APPROVE, MOTION BY BARNETT; MOTION DIES DUE TO LACK OF 2<sup>ND</sup> MOTION. 3<sup>RD</sup> MOTION TO CONTINUE, MOTION BY SCHWARTZ, 2<sup>ND</sup> BY STEINKE,**

## SCOTTSDALE PLANNING COMMISSION

JUNE 28, 2006

PAGE 2

**FAILS 4-3, DISSENTING MEMBERS Hess, Heitel, Steinberg, Barnett; 4<sup>th</sup> MOTION TO DENY 7-0 MOTION BY HEITEL.**

5. 2-AB-2006 (Novak Residence) request by owner to abandon the General Land Office (GLO) patent easement on the northern and eastern boundary of the property located at 26780 N. 77th Street and the easement for the planned cul-de-sac for 77th Street. Staff contact person is Greg Williams, 480-312-4205. **Applicant contact person is Paul Novak, 480-473-9648. Staff is requesting a continuance to a date to be determined.**

**ITEM 5: APPROVED 7-0; MOTION BY HEITEL, 2<sup>ND</sup> BY SCHWARTZ**

### REGULAR AGENDA

6. 14-GP-2005 (McCormick Ranch Condos) request by owner for a non-major General Plan Amendment from "Office" to "Urban Neighborhoods" on a 2.79 +/- acre parcel located at 8301 Via Paseo del Norte. Staff contact person is Tim Curtis, AICP, 480-312-4210. **Applicant contact person is Thomas Hott, 480-682-4906.**
7. 22-ZN-2005 (McCormick Ranch Condos) request by owner to rezone from Commercial Office, Planned Community District (C-O PCD) to Multiple Family District, Planned Community District (R-5 PCD) on a 2.79 +/- acre parcel located at 8301 Via Paseo del Norte. Staff contact person is Tim Curtis, AICP, 480-312-4210. **Applicant contact person is Thomas Hott, 480-682-4906.**

**ITEMS 6 & 7: APPROVED 5-1; MOTION BY HEITEL, 2<sup>ND</sup> BY HESS, SCHWARTZ DISSENTING AND BARNETT RECUSED DUE TO CONFLICT OF INTEREST.**

8. 15-AB-2004 (Biel Property) request by owner to abandon portions of 120th Street and Dixileta Drive. Staff contact person is Greg Williams, 480-312-4205. **Applicant contact person is Karen Biel, 480-837-9615.**

**ITEM 8: MOVED TO CONSENT. DENIED 7-0; MOTION BY SCHWARTZ, 2<sup>ND</sup> BY HEITEL**

9. 2-TA-2006 (ESL Text Amendment) request by City of Scottsdale, applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455), to amend Article VI. Supplementary District., Section. 6.1083. Amended Development Standards and Section. 6.1090. ESL Submittal Requirements. The purpose of this text amendment is to amend the exemption process related to the 15 feet setback for walls on individual residential lots. **Staff/Applicant contact person is Don Hadder.**
10. 6-TA-2006 (Minor Amendments to ESL) request by City of Scottsdale, applicant, for a text amendment to Article VI. Supplementary District., Section(s) 6.1010. Environmentally Sensitive Lands Ordinance of the City of Scottsdale Zoning Ordinance (455) to amend Section. 6.1011. Purpose., Section. 6.1060. Open Space Requirements., and Section. 6.1100. Maintenance and violations. and to add Section 6.1035. Site Preparation limitations. The intent of this amendment is to protect undeveloped desert areas from being grading or scarred before a specific development plan on a property has been approved by the city. **Staff/Applicant contact person is Don Hadder, 480-312-2352.**

**ITEM 9 & 10: CONTINUED TO THE 7/12/2006 PLANNING COMMISSION HEARING: APPROVED 5-0 MOTION BY BARNETT, 2<sup>ND</sup> BY STEINKE. COMMISSIONER STEINBERG & SCHWARTZ LEFT @6:55 PM.**

### WRITTEN COMMUNICATION

**ADJOURNMENT-7:07 PM**

# **SCOTTSDALE PLANNING COMMISSION**

**JUNE 28, 2006**

**PAGE 3**

Steve Steinberg, Chairman

Eric Hess

Steven Steinke

Kevin O'Neill

James Heitel, Vice Chairman

David Barnett

Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at: <http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.